

**LOUDOUN COUNTY BOARD OF ZONING APPEALS
THURSDAY, JULY 24, 2014
7:30 P.M.**

**BOARD OF SUPERVISORS MEETING ROOM
COUNTY GOVERNMENT CENTER
ONE HARRISON STREET, S.E.
LEESBURG, VIRGINIA**

A G E N D A

A. PUBLIC HEARING ITEMS:

**VARI-2014-0002
Broad Run Farms C & D**

William L. Schrader, of Sterling, Virginia, and Faisal M. and Tuba M. Alam, of Sterling, Virginia, have submitted an application for a variance of the following sections of the Revised 1993 Zoning Ordinance in order to reduce minimum lot width requirements so that a Boundary Line Adjustment may be permitted between two (2) adjacent existing parcels: 1) Section 2-505, *Lot Requirements for Lots Served By On-site Well and Wastewater Systems*, which requires a minimum lot width of 175 feet; and 2) Section 1-205(B), *Limitations and Methods for Measurements of Lots, Yards and Related Terms, Regular Lots, Width Measurements*, which requires that the distance between side lot lines at the points where they intersect with a street line shall not be less than eighty percent of the required width, measured along the street line. The subject parcels are located within the CR-1 (Countryside Residential-1) Zoning District. The first subject parcel (owned by Schrader) is approximately 1.2 acres in size, is located on the west side of Dairy Lane (Route 815), and east of Broad Run Drive (Route 808), at 20066 Dairy Lane, Sterling, Virginia, in the Algonkian Election District, and is more particularly identified as Tax Map Number /63B1/6////DD/ (PIN: 039-49-9010). The second subject parcel (owned by the Alams) is approximately 0.57 acre in size, is located west of Dairy Lane, and east of Broad Run Drive, at 20048 Dairy Lane, Sterling, Virginia, in the Algonkian Election District, and is more particularly identified as Tax Map Number /63B1/6////CD/ (PIN: 039-49-8925).

B. BUSINESS ITEMS:

1. County Attorney's Report
2. Zoning Administrator's Report
3. Approval of July 26, 2014 Public Hearing Minutes
4. Other Business Items:
 - Process for requesting that the Board of Supervisors consider initiating a Zoning Ordinance Amendment to Transfer Authority for Minor Special Exceptions to the BZA

NO NEW ITEMS WILL BE TAKEN UP AFTER 10:30 P.M. ADJOURN PROMPTLY AT 11:00 P.M.

MEMBERS: IF YOU CANNOT ATTEND THIS MEETING, PLEASE NOTIFY JANICE WEBER AT (703) 771-5601.